

10-31-24-22-0pl

Dear City of Coon Rapids:

I am writing in regards to an assessment placed on the property 12400 Thrush St NW Coon Rapids, MN 55448. This is an appeal to request the assessment be removed. The rental license for the property was not renewed due to the tenant moving out on 10.21.2011, six months prior to the contracted date, and the property has not been rented since. My husband Stephen Crawford and brother Darrell Geddes took turns making sure the property remained occupied during the negotiations with the mortgage company and redemption period until we were able to remove many of our things out of the property. We knew that if it was abandoned the bank would repossess the property, discontinue working the loan modification, and we would never retrieve many of the things we bought for the property.

In mid-June of 2012 I went to my parents home where I have not lived since 4.4.11 and found a stack of letters beginning from the winter of 2012 from the City of Coon Rapids. Again the property has not been rented, there has been no lease, and no money paid for rent since before the rental license expired. Now that this has come to my attention I am asking the assessment charges be reconsidered. If there are any additional questions or pertinent information needed my contact information is listed below. Thank you for taking the time to review this appeal and your help in this matter.

Sincerely,

Tiffany Crawford
Tiffany Crawford
21 124th Ave NE
BLAINE MN 55434
612-333-3333

Case # 12-24 ✓



PROPERTY ADDRESS: 12400 THURSH ST

PIN: 103124220106

Work Order #40696

11/16/2010 Rental Pending Legal

OPEN

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
Information Sent		11/16/10	POSCH, MICHELLE	SENT LETTER & BACKFT COMPLIANCE 12/10/10
Communicate w owner		12/15/10	POSCH, MICHELLE	tiffany crawford 6 8 will send in paperwork today.
Communicate w owner		1/11/11	POSCH, MICHELLE	CALLED TIFFANY AND LEFT MESSAGE
Applications		11/16/10	POSCH, MICHELLE	RECVD
Fee Paid		1/18/11	POSCH, MICHELLE	PD \$170 & \$45 FOR FEE AND BACKGRD CK. PREVIOUS RENTAL PROPERTY (OLD DATABASE). CK NO 3366
Crime Free Training		1/18/11	POSCH, MICHELLE	CFT COON RAPIDS - 10/13/2010
Rental Inspection		1/27/11	POSCH, MICHELLE	INSPECTION - 01/25/2011 @ 11:30 AM - MP - 1 POINT
Background Check		1/18/11	TONINATO, DESIREE	Completed background check on Tiffany Crawford. Nothing found to prevent licensing.
License issued	1/1/12	1/27/11	POSCH, MICHELLE	
License Renewal Due	1/1/14			
Next Inspection Due				
Communicate w owner				
INFORMATION SENT				
CITATION ISSUED		3/10/11	POSCH, MICHELLE	LEFT MESSAGE FOR OWNER TO GET HOUSE NUMBERS ON THE RENTAL ASAP.
CITATION FEE APPLIED		11/29/11	DRABCAZAK, LEYA	renewal app. sent \$100.00
CITATION ISSUED		2/22/12	DRABCAZAK, LEYA	300.00 COMPLIANCE 3/15/2012 OBTAIN RENTAL LICENSE.
ASSESSMENT		3/22/12	DRABCAZAK, LEYA	300.00 failure to obtain rental license
CITATION ISSUED		3/22/12	DRABCAZAK, LEYA	600.00 obtain rental license
CITATION ISSUED		4/13/12	DRABCAZAK, LEYA	600.00 to finance
CITATION ISSUED		5/25/12	DRABCAZAK, LEYA	1200.00 no rental license
CITATION FEE APPLIED		6/18/12	DRABCAZAK, LEYA	2400.00 failure to obtain rental license, Id verified mailing address on starlite.
COMMUNICATE W OWNER		6/18/12	DRABCAZAK, LEYA	1200.00 no rental license
		7/9/12	DEGRANDE, KRISTIN	Property owner Tiffany 6: 38 called regarding pending assessments. She claims she didn't realize she needed to renew her rental license if she didn't have a tenant living there - but did have someone living there to look after the house. ??
COMMUNICATE W OWNER	7/9/12	7/9/12	DEGRANDE, KRISTIN	Tried returning Tiffany's call but voice mail was full. She was wondering if she needs to or should appeal the assessment. Was unable to leave her a message.
CITATION FEE APPLIED		7/10/12	DRABCAZAK, LEYA	2400.00 no rental license forwarded to finance
COMMUNICATE W OWNER		7/10/12	DEGRANDE, KRISTIN	Owner Tiffany 61 called re: pending assessments for exp. rental license. She claims that no tenants were living the property only someone living there to look after the house. I returned call - license still needed. She will need to appeal.

PROPERTY ADDRESS:

12400 THRUSH ST

PIN: 103124220106

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
12-900 Rental Dwelling License Required.	2/22/12	300.00	DRABCZAK, LEYA	COMPLIANCE 3/15/2012 OBTAIN RENTAL LICENSE.	TIFFANY CRAWFORD DATE 2/22/2012 9754 ALMOND AVE N BROOKLYN PARK, MN 55443
12-900 Rental Dwelling License Required.	3/22/12	600.00	DRABCZAK, LEYA	COMPLIANCE 4/6/2012 OBTAIN RENTAL LICENSE	TIFFANY CRAWFORD DATE 3/22/2012 9754 ALMOND AVE N BROOKLYN PARK, MN 55443
12-900 Rental Dwelling License Required.	5/25/12	1200.00	DRABCZAK, LEYA	COMPLIANCE 6/15/2012 OBTAIN RENTAL LICENSE	TIFFANY CRAWFORD DATE 5/25/2012 9754 ALMOND AVE NE BROOKLYN PARK, MN 55443
12-900 Rental Dwelling License Required.	6/18/12	2400.00	DRABCZAK, LEYA	COMPLIANCE DATE 7/9/2012 RENEW RENTAL LICENSE	TIFFANY CRAWFORD 6/18/2012 9754 ALMOND AVE NE BROOKLYN PARK, MN 55443

Files attached to this work order:

\\cr-fs2\applications\Cityworks\ServerFiles\Rental Database\rental insp letter\12400 THRUSH ST 2011.doc
\\cr-fs2\applications\Cityworks\ServerFiles\Rental Database\rental pending letters\12400 THRUSH ST.doc
\\cr-fs2\applications\Cityworks\ServerFiles\Rental Database\rental licenses\12400 THRUSH ST CERT 2011.doc
\\cr-fs2\applications\Cityworks\ServerFiles\Rental Database\rental licenses\12400 THRUSH ST LIC 2011.doc

End of Report for 12400 THRUSH ST



License Fee: \$170

License No. 40696

RENTAL DWELLING LICENSE

By order of the Coon Rapids City Council, a license is hereby granted to:

TIFFANY CRAWFORD
TO OPERATE A RENTAL DWELLING AT

12400 THRUSH STREET

in the City of Coon Rapids, County of Anoka, State of Minnesota, for the period commencing JANUARY 1, 2011 and terminating on JANUARY 1, 2012 at midnight.

This license is granted pursuant to the submitted application and payment of fees therefore. This license is subject to the laws and rules of the State of Minnesota and the City Code and regulations of the City of Coon Rapids pertaining thereto, and is subject to suspension or revocation for violation thereof. This license is non-transferable.

In testimony whereof, we have hereunto subscribed our names and affixed the seal of the City of Coon Rapids this day of JANUARY 27, 2011.

ATTEST:

Michelle Posch, Compliance Official



ADMINISTRATIVE CITATION

Citation #40696-20172

TIFFANY CRAWFORD ISSUE DATE 2/22/2012
9754 ALMOND AVE N
BROOKLYN PARK, MN 55443

Address: **12400 THRUSH ST**
 COON RAPIDS, MN

PIN #: 103124220106

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 2/22/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
COMPLIANCE 3/15/2012 OBTAIN RENTAL LICENSE.	12-900	No person shall occupy a rental unit prior to obtaining a rental license.	\$300.00

You have the right to appeal if you feel the Inspector has not interpreted the City Code correctly. Please refer to the attached/enclosed Administrative Citation Program brochure for more information on how to appeal this Citation. Also refer to this brochure for instructions on applying for an extension of the Compliance Date. You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, the penalty is immediately due. All costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Leya Drabczak
Housing Inspector
763-767-6420



ADMINISTRATIVE CITATION

Citation #40696-20218

TIFFANY CRAWFORD ISSUE DATE 3/22/2012
9754 ALMOND AVE N
BROOKLYN PARK, MN 55443

Address: **12400 THRUSH ST**
 COON RAPIDS, MN

PIN #: 103124220106

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On 3/22/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
COMPLIANCE 4/6/2012 OBTAIN RENTAL LICENSE	12-900 Rental	No person shall occupy a rental unit prior to obtaining a rental license.	\$600.00

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Leya Drabczak
Housing Inspector
763-767-6420



ADMINISTRATIVE CITATION

Citation #40696-20562

TIFFANY CRAWFORD ISSUE DATE 5/25/2012
9754 ALMOND AVE NE
BROOKLYN PARK, MN 55443

Address: **12400 THRUSH ST**
 COON RAPIDS, MN

PIN #: 103124220106

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 5/25/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
COMPLIANCE 6/15/2012 OBTAIN RENTAL LICENSE	12-900	No person shall occupy a rental unit prior to obtaining a rental license.	\$1200.00

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Leya Drabczak
Housing Inspector
763-767-6420



ADMINISTRATIVE CITATION

Citation #40696-20796

TIFFANY CRAWFORD ISSUE DATE 6/18/2012
9754 ALMOND AVE NE
BROOKLYN PARK, MN 55443

Address: **12400 THRUSH ST**
 COON RAPIDS, MN

PIN #: 103124220106

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. If you correct the conditions leading to the Citation before the Compliance Date the penalty will be waived. If you appeal the Citation before the Compliance Date listed, the penalty will be stayed until the appeal is heard. If a second or subsequent Citation is issued within 180 days of any same or similar Citation the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the civil penalty will be waived. In addition to any civil penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317.

On 6/18/12 the following violation(s) of Coon Rapids City Code was found:

<u>Compliance Date</u>	<u>City Code</u>	<u>City Code Summary</u>	<u>Penalty</u>
COMPLIANCE DATE 7/9/2012 RENEW RENTAL LICENSE	12-900	No person shall occupy a rental unit prior to obtaining a rental license.	\$2400.00

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